

# Arnolds | Keys



## 14 Trinity Street, Norwich, NR2 2BQ

£1,500 PCM

- Hall Entrance End Terrace
- 4 Bedrooms
- Large Kitchen / Breakfast Room
- Gas Central Heating & Part Secondary Double Glazing
- Period Features
- Favoured Location Off Unthank Road
- 2 Reception Rooms
- En Suite and Family Bathroom
- Easy To Maintain Rear Garden

# 14 Trinity Street, Norwich NR2 2BQ

An appealing HALL ENTRANCE end of terrace situated just off Unthank Road in the heart of the Golden Triangle. The spacious accommodation includes 4 BEDROOMS, an ensuite and family bathroom, 2 RECEPTIONS and a 24' KITCHEN / BREAKFAST ROOM. To the rear is an enclosed easy to maintain garden. The property benefits from gas central heating, part double glazing and has many period features including fireplaces, stripped pine doors, window shutters etc.



Council Tax Band: D



Trinity Street is located in the heart of the Golden Triangle just off Unthank Road with the wide range of shops, cafes, restaurants etc all on your doorstep. The City centre is within walking distance although regular public transport operates in the area.

Permit parking is in operation in this area.

The landlord of this property is unable to offer a long term let - for further details of the tenancy please enquire of the agent.

EPC Rating D. Council Tax Band D.

### **ENTRANCE LOBBY**

Entrance door, radiator, double doors to entrance hall and door to sitting room.

### **SITTING ROOM**

13'9" x 13'4"

Laminate flooring, radiator, sash window to front with shutters, fireplace (display only), picture rails and moulded cornice and ceiling rose.

### **ENTRANCE HALL**

Vinyl flooring, radiator, stairs to first floor and door to basement.

### **DINING ROOM**

13'9" x 12'9"

Fitted carpet, radiator, French doors to garden and fireplace (display only).

### **CLOAKROOM**

Wash basin and WC.

### **KITCHEN / BREAKFAST ROOM**

24'5" x 10'4" overall

Breakfast area with vinyl flooring, radiator and French doors to side.

Kitchen area with a good range of modern base and wall units. Worksurface, inset sink, appliance space and 2 windows to rear elevation.

### **FIRST FLOOR LANDING**

Split level landing with fitted carpet, radiator and storage cupboard. Boiler cupboard. Double linen cupboard.

### **BEDROOM**

Fitted carpet, secondary double glazed window to rear, radiator and fireplace. Fitted double cupboard.

### **EN SUITE**

Shower cubicle, wash basin and WC.

### **BEDROOM**

Fitted carpet, radiator, fireplace and secondary double glazed window to front.

### **BEDROOM**

Part glazed door, fitted carpet, radiator and secondary double glazed window to rear.

### **BEDROOM / STUDY / NURSERY**

Fitted carpet, radiator and secondary double glazed window to front.

### **FAMILY BATHROOM**

Bath with shower attachment, wash basin and WC.

### **GARDEN**

To the rear of the property is an enclosed, private and easy to maintain garden with Astro turf, patio area and timber garden shed.

### **TENANTS NOTE**

The deposit for this property is £1730.

EPC Rating D. Council Tax Band D - Norwich City Council

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £346.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

